



5 April 2017

Emma Barnet, Senior Planning Officer
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: DOC2017/018704 – PIN 8196
Your Ref: SSD 7396

Dear Ms Barnet

Weston Aluminium Medical and Other Waste Thermal Processing Facility (SSD 7396) Response to Submissions Report, 129 Mitchell Avenue Kurri Kurri

Thank you for the opportunity to provide comments in relation to the applicant's response to submissions (RTS) for the abovementioned proposal.

Council acknowledges that the applicant has considered issues relating to air quality, human health and contamination (items numbered 46-51 in the RTS). However, Council is not in a position to fully assess the information submitted in respect to these matters and instead relies on the input of the EPA and WorkCover, along with the Department of Planning and Environment's planning assessment.

Council accepts the applicant's comments in respect to community engagement, flooding, trade waste and stormwater, these being items identified as 52 - 54 and 57 in the RTS.

In respect to item 55 (car parking), Council considers that the development has implications that may outstrip the life of the proposed use. Car parking should be provided to cater not only for the current development, but also for future intensification of the development. Furthermore, in recognition of the expanding scope for exempt and complying development, car parking contingencies should be made to enable the adaptation of the building for other future uses. It should be noted that Council's car parking recommendations are designed to determine a normative value for future industrial car parking. If it is taken that the Council's DCP car parking rates, as argued by the applicant, are not appropriate, then some other measure should be applied for the provision of car parking, such as the requirements from the RTA's Guide to Traffic Generating Developments. This is to ensure that on-site parking is adequate for not only the current proposal, but for future uses of the buildings.

In respect to the existing vehicular access to the site (item 56), it is considered important to ensure that the access is suitable for the proposed development. Council contends that it is not sufficient to rely on previous assessments for the adequacy of the access, as standards change over time.

Council maintains its position in respect to item 58 (crime prevention).

If you require any further information, please do not hesitate to contact Council's Team Leader Development Services, Peter Giannopoulos on telephone 02 4993 4112, or myself on telephone 02 4993 4254.

Yours faithfully



Janine McCarthy
Development Services Manager